

FGPSF 8.9.2
4/22/1997

FOURTH AVENUE GAMBELL, LLC
EXHIBIT P



STOEL RIVES LLP

ATTORNEYS

ONE UNION SQUARE
600 UNIVERSITY STREET, SUITE 3600
SEATTLE, WASHINGTON 98101-3197
Phone (206) 624-0900 Fax (206) 386-7500
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April 22, 1997

MICHAEL P. O'CONNELL
Direct Dial
(206) 386-7692
email moconnell@stoel.com

**Via Facsimile and
First Class Mail**

Mr. Robert C. Erwin
Erwin & Smith
1400 West Benson Blvd., Ste 575
Anchorage, AK 99503-3690

**Re: Phase II Environmental Site Assessment Proposed at 4th and Gambell,
Block 26A, Anchorage, Alaska**


Dear Mr. Erwin:

As you discussed recently with my colleague, Richard Du Bey, we solicited two proposals for a Phase II Environmental Site Assessment (ESA) for the property located at the Northeast corner of 4th Avenue and Gambell, Block 26A, Anchorage, Alaska owned by your client, Fourth Avenue Gambell Limited Partnership. Enclosed for your review are copies of the Phase II ESA proposals we received from Dames & Moore and Dowl Engineers.

Richard Du Bey and I look forward to discussing these proposals with you in a telephone conference scheduled for 3:00 p.m., Seattle time, this Friday, April 24, 1997. We are prepared to draft a contract to conduct a Phase II ESA between Fourth Avenue Gambell Limited Partnership as owner and the consultant mutually approved by Skinner Corporation and Fourth Avenue Gambell Limited Partnership.

Please call Richard Du Bey (206) 386-7595 or me (206) 386-7692 if you have any questions.

Sincerely,



Michael P. O'Connell

Enclosures

FOURTH AVENUE GAMBELL, LLC

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Bates 98

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Sincerely,



Michael P. O'Connell

Enclosures



DAMES & MOORE

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April 21, 1997

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907 562 3366 Tel
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Mr. Michael P. O'Connell
Stoel Rives LLP
One Union Square
600 University Street Suite 3600
Seattle Washington 98101

Proposal for Phase II Environmental Site
Assessment at 4th Avenue and Gambell,
Block 26A Site,
Anchorage, Alaska
D&M Proposal No. AK98-020

Dear Mr. O'Connell:

Dames & Moore is pleased to submit our proposal for environmental services at the Fourth Avenue Gambell property in Anchorage, Alaska. This proposal was prepared based on your request for proposal dated April 16, 1997, and information presented in the 1993 EnviroAmerica, Inc. Phase I Environmental Site Assessment (ESA) Report. This proposal describes site background information, project objectives, Dames & Moore's technical approach, proposed scope of services, and estimated project cost.

BACKGROUND INFORMATION

It is our understanding that the current property owner is planning to develop the site and Stoel Rives wishes to evaluate the possibility of soil and groundwater contamination associated with past site usage. The site consists of lots 8A, 10, 11, and 12 of Block 26A in downtown Anchorage, Alaska, and is approximately 40,000 square feet in area. The site is situated at the corner of East 4th Avenue and Gambell Street.

Portions of the site (Lot 8A) were reportedly used to operate a dry cleaning business and other portions of the site were used for various businesses through 1978. After 1978, a portion of the site (Lot 11) was used for a tire shop. Presently, the site is an automobile parking lot. In 1993, an underground storage tank (UST) pipe was observed on the northeast corner of Lot 12 and a hydraulic hoist casing was reportedly present on Lot 11. Dames & Moore confirmed the UST pipe during a brief site walk-through on April 18, 1997. The hydraulic hoist casing was not observed by Dames & Moore, although there were several areas of surface soil staining and a

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small area obstructed by ice and frozen snow. EnviroAmerica's 1993 Phase I ESA concluded that hazardous substances may remain at the site from past site activities. Potential site contamination could include petroleum fuels, chlorinated solvents, metals, and polychlorinated biphenyls (PCBs).

OBJECTIVES AND APPROACH

The objectives of this project includes evaluating the site soil and groundwater conditions to identify hazardous substances and petroleum hydrocarbons which remain at the site as the result of previous site activities. To achieve these objectives, we propose to:

1. Complete a UST site characterization in accordance with State of Alaska 18 AAC 78 and the Alaska Department of Environmental Conservation's (ADEC) guidance document "*Underground Storage Tanks Procedures Manual*" (UST Manual) dated September 22, 1995; and
2. Complete a shallow soil and groundwater investigation of the area occupied by the dry cleaning business and the tire shop using shallow soil borings, field screening, confirmatory sampling, and laboratory analyses.

In addition, we propose an alternative approach for evaluating the area occupied by the UST. Instead of completing a UST characterization, we propose to complete a UST assessment while excavating and decommissioning the UST. This alternative approach includes additional tank and tank content disposal costs but is much more definitive in evaluating potential petroleum contamination from the UST and is ultimately more cost-effective. Details of individual tasks needed to complete this proposed plan and the alternative plan for closing the UST are presented in the following scope of services.

SCOPE OF SERVICES

Our proposed Scope of Services consists of the following tasks.



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Task 1 - Health and Safety Plan and Utility Clearance

Dames & Moore will complete a site-specific Health and Safety Plan (HSP) in accordance with the Office of Safety and Occupational Health Administration (OSHA) guidance 1910.120 to include tasks associated with the environmental assessments and shallow soil and groundwater investigations. The purpose of the HSP will be to detail health and safety precautions to be taken during the field work. All field personnel will be required to understand and implement the health and safety procedures while conducting field work.

Prior to beginning the field work, Dames & Moore will contact the Locate Call Center to alert the local utilities of the planned excavation and soil sample locations. Dames & Moore will meet with the various utility companies as they locate the buried lines at the site. Each utility company will mark their lines with spray paint and/or stakes. Site as-built drawings provided by the client will be used to the extent possible to identify buried lines. Planned excavation and sampling locations will be adjusted to avoid buried utilities.

Task 2 - Lot 12 UST Characterization

Dames & Moore proposes to complete a UST site characterization in accordance with ADEC 18 AAC 78.090. A UST characterization includes a visual site inspection; surface soil, subsurface soil, and groundwater sampling and analysis; photographing site conditions; obtaining historical information regarding the UST; and documenting investigation activities with a UST characterization report. The UST characterization will be conducted under the direct supervision of a qualified environmental professional. The following describes each subtask needed to complete the UST site characterization.

Subtask 2.1 - Soil Borehole Drilling and Sampling: Dames & Moore proposes to drill three soil borings near the UST location. These will be used to characterize soil near the UST and to collect groundwater samples from the shallow aquifer beneath the UST. Three soil borings will be located on Lot 12 near the northeast corner of the site close to the existing UST fill pipe. Since the size of the UST is unknown, these borings will be drilled approximately 15 feet from the existing UST fill pipe. Proposed boring locations should avoid USTs which are 1,000-gallons in



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size or smaller. Each boring will be carefully drilled using 6-inch diameter hollow stem augers and a truck mounted drill rig. Since the location of the UST fill pipe is close to an electrical power pole, a short-masted drill rig may be needed to drill the borings. The Municipality of Anchorage may need to reroute and disable power lines connected to the poles while the soil borings are drilled.

Each soil boring will be continuously sampled using a 2-foot long, split-barrel sampler by driving the sampler into undisturbed soil ahead of the hollow stem auger. Samplers and augers will be steam-cleaned before drilling and sampling. Each sampler will be washed with a dilute alconox solution and rinsed with distilled water after retrieving samples. Soil retrieved from the borehole will be visually inspected and field screened using a photoionization detector (PID) following procedures described in the ADEC UST Manual. Soil boring logs maintained by Dames & Moore will include soil descriptions, field screening results, well installation details, and all pertinent sampling information. Copies of the boring logs will be included in the final report. Soil cuttings removed from the borehole will be stored in 55-gallon drums near each soil boring.

Each soil boring will be drilled to intersect the shallow aquifer beneath the site. Based on soil boring data from nearby locations, we anticipate that the soil borings will be drilled to a depth of 25 feet below the ground surface. One soil sample from each borehole will be submitted for laboratory analysis. Samples will be selected from the soil interval which shows visual evidence of petroleum contamination and has the highest PID value. If no evidence of hydrocarbon contamination is observed, then the interval immediately above the soil/groundwater interface will be submitted for laboratory analysis. Three samples and one field duplicate sample will be submitted to an ADEC-approved laboratory for diesel range organics (DRO); gasoline range organics (GRO); and benzene, toluene, ethylbenzene, and xylenes (BTEX) analyses. The selected parameters assume that the UST stored diesel fuel, heating oil, or gasoline.

Subtask 2.2 - Monitoring Well Installation and Groundwater Sampling: Dames & Moore will install a 2-inch diameter PVC monitoring well in two of the three soil boreholes. Each monitoring well will be constructed in accordance with ADEC's 1992 monitoring well installation guidelines. Both wells will include a 10-foot length of 0.010-inch slotted well screen installed to intersect the water table and a sand filter pack which will extend 2 feet above the well screen. A 2-foot thick,



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bentonite clay seal will be set above the sand filter pack and the remaining borehole annulus will be backfilled with granular bentonite or a bentonite cement grout. The well will be secured with a locking cap and a flush-mounted steel well cover. After installation, each well will be surveyed to record the well top-of-casing elevation.

Each of the two site wells will be sampled to evaluate the presence of petroleum hydrocarbons in the site groundwater. Each sample and one field duplicate sample will be submitted for laboratory analysis of DRO, GRO, and BTEX. Prior to collecting water samples, the well water depth in each well will be gauged to the nearest 0.01 foot, and the well volumes calculated. Three well volumes will be purged using disposable bailers. Purge water will be placed in one 55-gallon drum, and stored on-site. Water levels obtained from the monitoring wells and the monitoring wells installed as part of the Lot 8A investigation (Task 4), will be used to evaluate the groundwater elevations and flow direction.

After three well volumes have been removed, groundwater samples will be collected and placed in the appropriate laboratory-supplied containers. Each sample container will be labeled with the well point number, date, project number, job location, and name of the sampler. The samples will be kept cold in an ice chest with blue ice and delivered to the ADEC-approved analytical laboratory under standard chain-of-custody procedures.

Soil cuttings will be characterized for disposal using the soil sample analytical results. Purge liquid will be characterized based on the analytical results from the two monitoring well samples. Soil and liquid disposal costs will be determined after receiving the laboratory analytical results.

Alternative Task 2A - Lot 12 UST Removal and Excavation Assessment

Assuming that the observed UST fill pipe is still connected to a UST, Dames & Moore proposes that a UST removal and assessment-during-closure is a cost-effective alternative to completing a simple UST site characterization. This alternative is cost-effective because the initial UST characterization must be followed by a petroleum release investigation if there is evidence that the UST leaked and, since the suspected tank is not a registered tank, it must eventually be decommissioned. Decommissioning will require soil sample field screening and another report.



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By combining the Phase II assessment of Lot 8A with the excavation, removal, and closure of the Lot 12 UST, we need only prepare one site report and collect one set of soil data from Lot 12. Data collected from the UST assessment during closure is also much more representative of actual soil conditions than borings drilled near the UST. Also, a UST closure removes the suspected source of petroleum contamination.

Dames & Moore proposes to remove the suspected UST under the supervision of a certified Alaska UST Worker qualified to decommission USTs. All field procedures completed as part of the UST decommissioning will be documented and photographed by a qualified environmental professional. Dames & Moore will excavate and remove the UST and properly secure or backfill the excavation before beginning the Lot 8A investigation. The following describes each subtask needed to complete the UST removal.

Subtask 2A.1 - Tank Purging and Liquid Disposal: The fuel tank likely contains liquid, probably water or water contaminated with hydrocarbons that must be characterized for disposal. The liquid within the UST will be characterized by collecting and analyzing a single sample for total halogens using U.S. Environmental Protection Agency (EPA) Method 9020B, and PCBs using EPA Method 8080. Assuming that the liquid does not contain PCBs and total halogens do not exceed 1,000 parts per million, the UST liquid will be purged and disposed of by Alaska Pollution Control (APC) at their Palmer treatment and disposal facility.

Subtask 2A.2 - Tank Excavation: After purging, the UST will be inerted using dry ice. Dames & Moore will test the tank air using a combustible gas meter (CGI) to verify that the atmosphere inside the UST is non-explosive. When the CGI meter indicates that the UST air contains less than 10 percent of the lower explosive limit, the tank will be removed from the ground. Any associated piping will also be removed. After removal, the tank will be labeled and transported off-site to APC for disposal.

Task 2A.3 - UST Field Screening and Sampling: Soil excavated from near the UST will be screened using a PID as described in the ADEC UST Manual. If the soil appears contaminated, Dames & Moore will record the location and approximate amount of impacted soil and attempt



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to segregate suspected contaminated material from clean material using the PID. Soil with PID readings less than 25 PID units will be placed into a suspected clean pile. Soil with values greater than 25 PID units will be considered contaminated and will be placed in a separate pile. The 25 PID criteria is based on half of the ADEC soil clean-up level for GRO contaminated soil.

Dames & Moore will remove enough soil to properly and safely excavate the tank. If contamination is present, Dames & Moore will be prepared to excavate an additional 10 cubic yards of contaminated soil from near the UST. This additional 10 cubic yards of soil will only be removed after notifying Stoel Rives and receiving their approval.

After removing the tank, Dames & Moore will sample and field screen soil near the UST using a PID. Two samples will be collected from the excavation: one near the tank fill-end, and one at the worst-case location from beneath the UST, as determined by field screening. ADEC requires two samples from each suspected clean soil stockpile of less than 50 cubic yards if the material will be used to backfill the excavation. One sample from the suspected contaminated soil stockpile will be collected and tested for DRO, GRO, BTEX, and lead.

If groundwater is encountered, one additional soil sample will be collected from the first 6 inches of saturated soil in the excavation and a groundwater sample will be retrieved from the base of the excavation. It is unlikely that groundwater will be encountered during the tank removal; therefore, costs associated with sampling saturated soil and groundwater from the tank removal have not been included in this proposal. Any additional samples will be submitted to the analytical laboratory only after receiving approval from Stoel Rives. If a petroleum release is identified, Stoel Rives will be notified. Additional samples needed to characterize the extent of contamination will be collected and analyzed only after receiving approval from Stoel Rives.

In accordance with Alaska regulations, one trip blank sample, one duplicate soil sample, and one field decontamination blank will be collected to serve as field quality assurance (QA) samples. All samples will be transported to an ADEC-approved laboratory following proper chain-of-custody procedures.



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Task 2A.4 - UST Sample Analysis: ADEC guidance indicates that soil beneath diesel or heating oil USTs should be tested for BTEX compounds using EPA Method 8020 and DRO using Alaska Method AK102. Soil beneath the gasoline USTs must be tested for BTEX and GRO using Alaska Method AK101/EPA 8020, and lead using EPA Method 6010. Waste oil UST and tanks which contain unknown liquid must be tested for several additional parameters. For the purpose of this proposal we have assumed that the historical records, will indicate that the UST has contained only diesel fuel, heating oil, or gasoline. Soil samples will be analyzed for DRO, GRO, BTEX, and lead. Table 1 provides a summary of the sampling and analysis planned. Duplicate and field blank samples will be analyzed for the same parameters as the primary soil samples. The trip blank will be analyzed for BTEX and GRO.

Task 3 - Lot 11 Shallow Soil Assessment

EnvironAmerica's 1993 report indicates the presence of a hydraulic hoist casing on Lot 11. Surface soil at this location will be visually assessed and field screened for volatile organic compounds (VOCs) or petroleum fuels. Two samples will be collected at Lot 11 near the suspected hydraulic equipment location. Samples will be field screened and handled as described in Task 2 and submitted to the analytical laboratory. Collected samples should be tested for DRO, GRO, and VOC as described above, as well as PCBs using EPA Method 8080. Sample selection rationale, location, and analytical results will be presented the final report.

Task 4 - Lot 8A Soil and Groundwater Evaluation

Dames & Moore proposes to complete a soil and groundwater assessment at Lot 8A in the area which may have been affected by the previous dry cleaning business. The following describes individual subtasks needed to complete the Lot 8A assessment.

Subtask 4.1 - Soil Borehole Sampling: Three soil borings will be drilled on Lot 8A to collect soil samples for visual assessment and laboratory analysis. Soil borings will be drilled and sampled using the same procedures described in Subtask 2.1. Sampling intervals will be continuous to 20 feet, then at 5-foot intervals to the total well depth. Three samples, one from



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each boring, will be submitted for laboratory analysis of VOCs. VOCs were selected to characterize suspected chlorinated organic compounds related to the dry cleaning fluids which may have been used at the site.

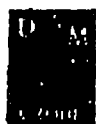
Subtask 4.2 - Monitoring Well Installation and Groundwater Sampling: Each of the Lot 8A soil borings will be used to complete a temporary groundwater monitoring well. Two of the boreholes will be used to install monitoring wells which intersect the groundwater table and one will be used to complete a deep monitoring well at approximately 45 feet below ground surface. The 45-foot depth corresponds to a suspected aquitard or aquiclude composed of less permeable material. The two shallow wells will be used to evaluate dissolved VOCs in the groundwater, and the deep well will be used to evaluate the presence of dense, non-aqueous phase chlorinated solvents as well as dissolved phase VOCs. Each well will be installed and sampled as described in Subtask 2.2.

Task 5 - Reporting

Dames & Moore will complete a Phase II ESA report and include either the UST site characterization data or the UST closure and assessment data in the report. The report will be completed in accordance with 18 AAC 78.090 and will contain sample location maps, groundwater elevation and flow direction data, field and laboratory analytical results, and our interpretations of the data. A draft report will be submitted to Stoel Rives for review and comment, after which a final report will be completed and submitted. ADEC regulations require that a final UST assessment or closure report must be submitted to ADEC within 60 days after completing the field work for USTs characterization when there is evidence of a petroleum release, or 60 days after removing the UST. It is our understanding that Stoel Rives will use the final report to notify ADEC of any petroleum contamination to fulfill the ADEC reporting requirements.

PROJECT ORGANIZATION

All Dames & Moore field personnel will be safety-trained and ADEC-approved for field sampling at UST sites. The project team will consist of John Salvino (Project Manager/Geologist) and one



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of several qualified and available hydrologists or environmental scientists. Mr. Salvino's resume is attached. Mr. Salvino will also serve as the project manager and point of contact for Stoel Rives. He is Dames & Moore's UST Investigation Quality Assurance Officer and has over ten years experience completing site investigations. He is also certified in Alaska as a UST worker for tank decommissioning and will be responsible for all field activities. The field assistant will complete soil borings and assist in collecting soil samples and composing the draft report.

COST AND SCHEDULE

We propose to perform Tasks 1 through 4 on a time and materials basis with a not-to-exceed budget, as presented below. The estimated cost to compete the scope of services for Task 1 through 4 is \$21,670. As described above, we suggest that the alternative to a simple UST characterization should be considered. Cost associated with the Alternative Task 2A, to remove and decommission the suspected UST, are presented along with the estimated charges associated with Tasks 1 through 4. If Alternative Task 2A is chosen, then costs for Task 2A will replace those for Task 2. Field tasks which are not described in this scope of services will be conducted only after receiving approval from Stoel Rives. Additions to the proposed budget will be made after submitting a change order request and receiving approval for specific project items.

Task		Cost
Task 1	Health and Safety Plan and Utility Clearance	\$340
Task 2	Lot 12 UST Characterization	
	Dames & Moore Labor & Equipment	\$2,230
	Contracted Driller	\$3,135
	Contracted Laboratory	\$1,250
Task 3	Lot 11 Shallow Soil Evaluation	\$490
Task 4	Lot 8A Soil and Groundwater Evaluation	
	Dames & Moore Labor & Equipment	\$1,975
	Contracted Drillers	\$4,530
	Contracted Laboratory	\$3,440
	Contracted Surveyor	\$400



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Task 5	Reporting		<u>\$3,880</u>
		Total	\$21,670
Task 2A	Alternative Lot 12 UST Removal and Excavation Assessment		
	Dames & Moore Labor & Equipment		\$1,190
	Contractors		\$3,935
	Laboratory		<u>\$1,410</u>
	Task 2A Total		\$6,535

Dames & Moore can begin this investigation immediately upon receiving your approval. The schedule proposed below is based on the assumption we receive Steel Rives' approval by May 1, 1997.

<u>Item</u>	<u>Completion Date</u>
Health & Safety Plan Revisions	May 1, 1997
Field Investigations	May 25, 1997
Laboratory Sample Analysis	June 13, 1997
Complete Draft Report	June 20, 1997
Review and Comment	June 27, 1997
Complete Final Report	July 6, 1997

TERMS AND CONDITIONS

This project will be performed in accordance with the Terms and Conditions and schedule of charges identified in the Corporate Master's Services Agreement (MSA) between Steel Rives and Dames & Moore. Dames & Moore's Liability will be limited as outlined in the MSA.

CONCLUSION

We appreciate the opportunity to submit this proposal. We hope that the services described in this proposal meet your project requirements. If this proposal is satisfactory, please sign the attached



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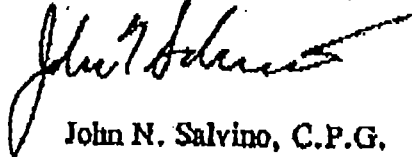
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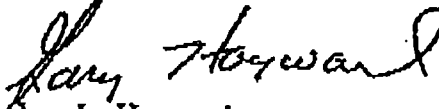
authorization to proceed. If you have any question about the scope of work, estimated project cost, proposed schedule, or the proposed Alternative Task 2A, please contact Mr. John Salvino at (907) 562.3366.

Sincerely,

DAMES & MOORE, INC.



John N. Salvino, C.P.G.
Project Manager



Gary L. Hayward
Manager,
Environmental & Geoscience Services - Alaska

OLH/MS-j
AK98-020.FRO

Attachments

Authorization to Proceed
Table 1 - Sampling and Analysis Plan
Resume

AUTHORIZATION TO PROCEED

The scope of services and terms and conditions described in this proposal are acceptable and Dames & Moore is authorized to proceed. Your signature in the block below will be considered as authorization by Steel River to proceed.

**PROPOSAL FOR
PHASE II ENVIRONMENTAL SITE ASSESSMENT
4TH AVENUE AND GAMBELL, BLOCK 26A SITE
ANCHORAGE, ALASKA
D&M PROPOSAL NO. AK98-020
APRIL 21, 1997**

By: _____
Signature* Printed _____

For: _____
Company Date _____

* Individual with authority and company responsible for payment of Dames & Moore services.

TABLES

TABLE I
SAMPLE AND ANALYSIS PLAN
4th Avenue and Gambell, Block 26A Site

Location	Type of Soils	Number of Samples	Analyses
Primary Samples*			
Lot 12 UST Characterization	Soil	3	DRO, GRO, and BTEX
Lot 12 UST Characterization	Groundwater	2	DRO, GRO, and BTEX
Lot 11 Shallow Soil Assessment	Soil	2	DRO, GRO, VOCs, PCBs
Lot 8A Evaluation	Soil	3	VOCs
Lot 8A Evaluation	Groundwater	3	VOCs
Quality Assurance Samples			
Soil Field Duplicates	Soil	1	DRO, GRO, BTEX, and VOCs
Groundwater Field Duplicates	Groundwater	1	DRO, GRO, and BTEX
Trip Blanks	Water	1	GRO, BTEX, and VOCs

Notes: GRO = Gasoline range organics by AK 101
DRO = Diesel range organics by AK 102
BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8020
VOCs = Volatile organic compounds by EPA Method 8260
PCBs = Polychlorinated biphenyls by EPA Method 8080

*Primary samples for Tasks 1 through 4.

Curriculum Vitae

JOHN N. SALVINO, P.G.

TITLE

Project Geologist

EXPERTISE

Resource Conservation Recovery Act (RCRA) Facility Investigations
Comprehensive Environmental Restoration and Liability Act (CERCLA) Investigations
Environmental Site Assessments
Groundwater and Aquifer Testing
Well and Piezometer Installation
Environmental Audits

**EXPERIENCE
WITH FIRM**

Mr. Salvino has served as Project Manager, Task Manager, or Project Geologist on numerous RCRA, CERCLA, and Phase II soil and groundwater investigations; environmental baseline surveys, and environmental assessment projects. He joined Dames & Moore in 1989 and has worked on the following projects.

- Project Manager/Project Geologist - Phase I and Phase II Environmental Baseline Site Assessment for Alaska Industrial Development and Export Authority at the Alaska Ship and Dry Dock Facility in Ketchikan, Alaska. Responsibilities included managing the Phase I site reconnaissance and Phase II soil, sediment, and groundwater sampling programs as well as evaluating laboratory data and results of an asbestos and lead-based paint survey, completed the draft and final reports.
- Task Manager - Phase II Remedial Investigation Work Plan for Kiska and Little Kiska Islands, Alaska, for the U.S. Army Engineer District (USAED), Alaska. Responsibilities associated with the Work Plan included re-defining the planned investigation locations, and developing a field sampling plan. Coordinated review of the draft work plan with USAED, and State and Federal officials, completed revisions to the draft and final work plans.
- Task/Field Manager/Project Geologist - Phase I Remedial Investigation at Kiska and Little Kiska Islands, Alaska, for the U.S. Army Engineer District, Alaska. As Task Manager for the Phase I Work Plan, responsibilities included a review of available historical data to define planned investigation areas and define preliminary operable units, and the development of a visual assessment and sampling strategy for screening surface soil at all investigation areas. As Field Manager, responsibilities included coordination and logistics associated with supervising subcontractors, shipping field sampling supplies, and coordinating use of USFWS marine vessel for a remote site investigation. Responsible for managing daily activities, data evaluation, HTRW assessment reporting, composing the draft report, and preparing the final report.
- Task Manager/Project Geologist - Shallow Soil Investigation and soil gas survey along an abandoned pipeline for the U.S. Air Force at Elmendorf Air Force Base, Anchorage, Alaska. Responsible for managing aspects of the environmental investigation and sampling of the ST-32 Pipeline Demolition Design project, including contractor and field team logistics during the drilling program and soil vapor survey. Responsibilities included mapping geological data and soil vapor results to predict the volume of contaminated soil which would be encountered during the pipeline removal and preparing the draft and final environmental assessment reports.

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- Project Manager/Project Geologist - Phase II soil and groundwater investigation at a former storage warehouse in Anchorage, Alaska. The investigation included subsurface soil and shallow aquifer sampling to identify contamination associated with a leaking floor drain system.
- Project Manager/Project Geologist - Phase I, Phase II Environmental Site Assessment and UST Removal Site Assessment for Alaska Airlines at the former MarkAir Facility at the Anchorage International Airport Anchorage, Alaska. Responsible for managing field operations budget, preparing Draft and Final Reports, and providing technical assistance during Alaska Airlines' review meeting with ADEC.
- Project Manager/Project Geologist - Phase II Soil Investigation for a property transfer of the former Emerson Diesel Site in Anchorage, Alaska. Responsible for managing field operations including collecting soil and groundwater samples to assess environmental contamination associated with a wastewater holding tank, several USTs, and sand blasting operations. Presently responsible for obtaining a "No Further Action" status for portions of the site.
- Project Geologist - Emergency Response Fuel Spill Monitoring of an aviation fuel pipeline leak at the Port of Anchorage for the U.S. Air Force. Responsible for monitoring excavation activities, performing field screening of soil and groundwater samples, and collecting soil and groundwater laboratory samples. Reporting responsibilities include data evaluation, contamination location mapping, and preliminary assessment findings in draft and final reports.
- Project Geologist - Waste stream characterization program for the U.S. Air Force at Elmendorf Air Force Base, Anchorage, Alaska. Responsible for field sampling team and contractor logistics, verifying field documentation, sample data quality, and senior review of draft characterization reports.
- Project Manager- Environmental Baseline Characterization for the Healy Clean Coal Plant for property near the plant at Healy, Alaska. Responsible for an environmental site assessment including sampling test pit excavations, soil screening, and chemical analysis. Also responsible for data evaluation and mapping and completing the final baseline assessment report.
- Project Geologist - CERCLA - Focused Remedial Investigation, subsurface soil and groundwater characterization program at U.S. Army Engineer District-DERP site in Northway, Alaska. Responsible for drilling and soil sampling activities, and mapping to investigate several areas of concern.
- Field Geologist - Underground storage tank removals in Alaska, Michigan, Louisiana, Texas, and Arkansas. Responsible for field investigations including soil and groundwater quality, assessments, reporting, and contractor quality assurance oversight.
- Project Geologist - UST Removal at the NC Machinery facility in Anchorage, Alaska. Supervised removal of two USTs, including excavation and soil remediation. Presently supervising a monitoring well sampling program.

- Project Geologist/Task Manager - UST Removal and Reporting for Municipality of Anchorage facilities including Z.J. Loussac Library and Clitheroe Center in Anchorage, Alaska. Responsible for documenting contractor field activities including UST excavations and removal of potentially contaminated soil, and for completing ADEC UST site characterizations, assessments and closure reports.
- Project Manager/Geologist - Underground storage tank remediation for Alpac Corporation in Anchorage, Alaska. Remediation of contaminated soil and groundwater associated with leaking tanks. Managing the existing site groundwater sampling program.
- Project Geologist - RCRA Facility Investigation for Hercules, Inc. at a chemical plant in Parlin, New Jersey. Responsible for supervising a landfill excavation and characterization program using OSHA Level B personal protection. Also responsible for supervising the installation of 19 monitoring and 5 recovery wells and conducting an aquifer characterization and groundwater sampling program.
- Project Geologist - RCRA Facility Investigation at a petroleum refinery in Philadelphia, Pennsylvania. Responsible for executing a Phase II Remedial Investigation including installing and sampling 75 soil borings and 20 groundwater monitoring wells.
- Project Manager - RCRA Solid Waste Management Unit landfill construction site at a coke storage facility at a petroleum refinery in Delaware City, Delaware. Responsible for air and soil monitoring program.
- Project Geologist - Oil Spill Response Plan for Aramco for the Mississippi River and Coastal Louisiana. Responsible for conducting and compiling a regional data search.
- Field Coordinator - RCRA Part B permit application hydrogeologic investigation for Kopper's, Inc. at a Montgomery, Alabama wood treating facility. Responsible for coordinating all field work, including 22 monitoring well installation and soil boring sampling program, dioxin characterization study, a water well and water use survey of central Alabama.
- Project Coordinator - RCRA Facility Investigation groundwater and soil quality investigation for CIBA-Geigy's at a St. Gabriel, Louisiana pesticide manufacturing facility. Field work included installing 18 monitoring wells and soil borings and evaluating soil and groundwater results for the presence of pesticide and petroleum fuels.
- Field Geologist - Piezometer and cone penetrometer tests for DOW Chemical at a vinyl chloride manufacturing plant in Plaquemine, Louisiana. Responsible for supervising installation.
- Field Geologist - Environmental investigation for Ormet Corporation in Convent, Louisiana. Responsible for supervising piezometer installation and conducting groundwater sampling and hydraulic conductivity testing in residual sediment ponds associated with bauxite processing.

**PAST
EXPERIENCE**

Staff Hydrogeologist - Dell Engineering, Inc., Holland, Michigan (1988-1989)

- Supervised air quality monitoring and soil testing for remediation activities at a TCE-contaminated storage facility in Saranac, Michigan.
- Assisted in site remediation of metal plating sludge lagoons in Zealand, Michigan.
- Monitoring well and piezometer installation, and soil borehole logging at landfill expansion areas for Waste Management, Inc.
- Geologic/hydrogeologic consultation, aquifer testing, and remedial activities for Amoco Corporation terminals and underground storage tank sites.

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- Structural contour maps of subsurface formation, electric log interpretation, and rock borehole logging.

Michigan Department of Environmental Resources (1986)

- Electric log interpretation; oil well field data base management.

**ACADEMIC
BACKGROUND**

M.S. (1987) Geology. Michigan State University, East Lansing, Michigan
B.S. (1984) Geology. Indiana University of Pennsylvania, Indiana, Pennsylvania

CITIZENSHIP

United States

**CERTIFICATIONS/
TRAINING**

HAZWOPER 8-hour OSHA Refresher Training (1997)
HAZWOPER 8-hour OSHA Supervisor Training (1989)
HAZWOPER 40-Hour OSHA Training (1988)
First Aid and Adult CPR (1996)
Alaska UST Worker Certification (No. 465)
Alaska Certified Professional Geologist (No. 457)
Certified Professional Geologist (No. 10013)

**PROFESSIONAL
AFFILIATIONS**

Alaska Geological Society
National Groundwater Association, Association of Groundwater Scientists and Engineers

PUBLICATIONS

A list of Mr. Salvino's publications is available upon request.

FACSIMILE TRANSMITTAL

W.O. #: D56058P DATE: April 21, 1997

TO: Mr. Michael O'Connell If this transmittal is incomplete,
Sted River LLP please call (907) 562-2000.

FAX #: (206) 386-7500

SUBJECT: Block 26A Site Investigation, Anchorage

FROM: Corey Loyd Our fax number is (907) 563-3953.
Director of Environmental Services Our machine is an automatic Xerox
Model 3010.

Original is being sent by mail: ☒ YES ☐ NO

Number of pages including this cover sheet: 6

DOWL **ENGINEERS**

A Division of DOWL, Incorporated

April 21, 1997
W.O. D56058P

Mr. Michael P. O'Connell
Stoel Rives LLP
One Union Square
600 University Street, 36th Floor
Seattle, Washington 98101-0900

Subject: Phase II Environmental Site Assessment
Lots 8A, 10, 11, and 12, Block 26A, East Addition
Anchorage, Alaska

Dear Mr. O'Connell:

DOWL Engineers (DOWL) appreciates this opportunity to provide you with a proposed scope of services to conduct a site investigation at the property located at the northeast corner of 4th Avenue and Gambell Street in Anchorage. I understand that the legal description of the subject property is Lots 8A, 10, 11, and 12, Block 26A, East Addition. Based on our recent discussions I have prepared for your review and consideration a scope of work and a budget estimate for conducting the work. The scope of work presented in this proposal includes investigation of the property to define the nature and extent of environmental impacts outlined in the Phase I Environmental Site Assessment (ESA) final report prepared by ENVIROAMERICA, Inc. on January 29, 1993 for the property.

BACKGROUND

DOWL has reviewed the Phase I ESA and understands the reported environmental concerns for the property are the visual observation of a hydraulic hoist casing on Lot 11 and the observation of one underground storage tank vent pipe in the north section of Lot 12. Also reported was the prior use of Lot 8A as a dry cleaning establishment and the observation of three foundations on Lots 10, 11, and 12 corresponding to the three buildings evident in 1976 aerial photographs of the property.

DOWL conducted a quick review of our in-house aerial photographs and found the building on Lot 8A was removed sometime between 1967 and 1970. Two site visits to the property were made to become familiar with the site. Observed during the site visits were the vent and fill pipe to an apparent underground storage tank located in the berm area in the north portion of Lot 12. Two steel casings resembling hydraulic lift systems were observed; one on Lot 11 and the other on Lot 12. The foundations and floor drains of the three buildings previously located on Lots 10, 11, and 12 were visible. Also observed were two discarded batteries, one partially broken open, in the east portion of Lot 12 along Hyder Street.

SCOPE OF WORK

Lot 8A

DOWL feels insufficient information is available to conduct an investigation of Lot 8A. The reported previous occupation of the property by a dry cleaning establishment raises an environmental concern, however no interviews with previous occupants were conducted during the Phase I ESA. The location

of the building and the activities conducted on the property are unknown, therefore the placement of sample locations and the requirements of an analytical program cannot be determined.

We have not included any cost for conducting a Phase II investigation of Lot 8A. DOWL recommends prior to any Phase II investigation, Lot 8A be the subject of a new Phase I ESA following the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-94.

Lots 10, 11, and 12

DOWL proposes to conduct a site investigation and sampling program addressing the four locations of the property outlined above. The four locations are the apparent UST location, the casing on Lot 11, the casing on Lot 12, and the location of the spent batteries on Lot 12. The proposed Phase II investigation will be performed in accordance with site investigation procedures outlined in State of Alaska UST Regulations 18 AAC 78 and Oil and Hazardous Substances Pollution Control Regulations 18 AAC 75.

DOWL proposes to conduct the tasks outlined below and to perform the site investigation activities in accordance with established protocols as standard operating procedures for field sampling conducted by DOWL. This site investigation includes the following tasks to be conducted by DOWL and DOWL's subcontractors:

- Coordinate utility locates for test boring locations;
- Prepare a Health and Safety Plan in accordance with 29 CFR 1910.120 for the field work to be performed by DOWL personnel;
- Coordinate with the excavation subcontractor;
- Excavate and log eight test pits at the property; four test pits will be in the location of the UST, and two test pits each will be located at the two casings;
- Collect soil samples from each test pit at depths of 1, 5, 10, and 15 feet below the ground surface;
- Conduct headspace screening on each soil sample using a photoionization detector;
- Select one soil sample from each test pit for chemical analysis based on the results of headspace screening;
- Collect two surface soil samples from the discarded battery location;
- Submit ten soil samples to Commercial Testing and Engineering for chemical analysis for the presence of specific contaminants which may include diesel range organics, gasoline range organics, residual range organics, total benzene, ethylbenzene, toluene, and xylenes (BTEX), volatile chlorinated solvents, polychlorinated biphenyls (PCBs), arsenic, cadmium, chromium, and lead;
- Assess the analytical results of the investigation; and
- Prepare a site investigation report describing the methodology and the results of the activities conducted during the investigation.

All soil sampling activities will be conducted in accordance with DOWL's Quality Assurance Program Plan (QAPP). The choice of analytical methods for this site investigation was made based on current State of Alaska Department of Environmental Conservation (ADEC) regulations. Regulatory cleanup levels have been established for diesel range petroleum hydrocarbons, gasoline range petroleum hydrocarbons, and BTEX in soil.

The final product of DOWL's activities will be a report which will present the methodology and results of the site investigation activities, and present DOWL's conclusions and recommendations for the site. DOWL's conclusions and recommendations will be based upon the information developed during the research, interviews, and drilling and sampling, but they will not represent a certification of the environmental status of the property.

State of Alaska law requires that the owner of the property notify the ADEC of the discovery of a release of a regulated substance to the environment. DOWL will maintain strict confidentiality of the findings of the investigation and will report the findings directly to our client or our clients authorized representative. It will be the responsibility of the property owner to report the findings of the investigation, if necessary, to the appropriate regulatory agencies.

The activities proposed will be further refined as fieldwork begins and visual observations are made of the subsurface soils, UST, and subsurface site improvements. The scope of work outlined above does not include preparation of a detailed work plan and this proposal will serve as the project work plan unless DOWL is directed otherwise.

BUDGET ESTIMATE

DOWL estimates that the cost for the activities outlined in the scope of work above would be as follows:

Consulting Costs

DOWL Engineers

Project Management - 4 hrs @ \$75/hr	\$ 300.00
Health and Safety Plan - 3 hrs @ \$65/hr	195.00

Site Investigation Report

Environmental Engineer - 16 hrs @ \$75/hr	\$1,200.00
Environmental Chemist 3 hrs @ \$65/hr	195.00
AutoCAD Technician 4 hrs @ \$50/hr	200.00
Principal Review 2 hr @ \$100/hr	200.00

TOTAL ESTIMATED CONSULTING COSTS	\$2,290.00
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Field Costs

DOWL Engineers

Utility Locates - 4 hrs @ \$75/hr	\$ 300.00
Mobilization/Demobilization - 4 hrs @ \$75/hr	300.00
Test Pit Excavation and Sampling - 10 hrs @ \$75/hr	750.00
Personal Protection and Sampling Equipment (\$100/day)	100.00
Photo Processing	15.00

APR-23-97 08:12 FROM:STOEL RIVES
ID:200007000

Mr. Michael P. O'Connell
Stoel Rives LLP
April 21, 1997
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BC Excavating, Inc. - (subcontract)

Equipment, Labor, and Materials

Mobilization/Demobilization	150.00
Excavate eight - 15 foot test pits	2,000.00
DOWL 15% handling charge on subcontract -	<u>322.50</u>

TOTAL ESTIMATED FIELD COSTS

\$3,937.50

Analytical Costs

Commercial Testing and Engineering Company

Soil Samples

5 - DRO by AK102 @ \$75/ea	\$ 375.00
5 - BTEX by EPA Method 8020 @ \$60/ea	300.00
5 - GRO/BTEX by AK101 @ \$70/ea	350.00
5 - DRO/RRO by AK102/103 @ \$85/ea	425.00
5 - HVO by EPA Method 8010 @ \$80/ea	400.00
5 - PCBs by EPA Method 8080 @ \$75/ea	375.00
5 - UST Metals by EPA Method 7000 @ \$90/ea	450.00
2 - Total Lead by EPA Method 7000 @ \$50/ea	100.00
15% DOWL handling charge	<u>416.25</u>

TOTAL ESTIMATED ANALYTICAL COSTS

\$3,191.25

TOTAL ESTIMATED PROJECT COSTS

\$9418.75

This budget estimate was prepared assuming that the activities described in the scope of work are performed. Any changes to the scope of work outlined would change the project cost. The above costs assume all excavated material will be placed back into the test pits. The costs associated with the disposal of contaminated soil is not included in the costs above. If the excavated material is determined to be contaminated, DOWL can arrange for their disposal or advise you about allowable disposal options and available remedial methods.

DOWL prefers that this type of project be performed on a time and materials basis with an established budget of \$9,500.00 for the work. We would keep you advised of the progress of the work, and should any unanticipated conditions arise which indicate that a change in the scope of work or budget may be needed, DOWL would not proceed without first resolving the changes with you and receiving authorization to continue.

We have not attempted to estimate the cost of removal of subsurface improvements or remediation of contaminated soils if encountered. The removal of the apparent hydraulic lift systems maybe difficult since they are located within the remaining foundations of the former building. DOWL's final report will provide recommendations, if appropriate, for the removal and disposal of the UST and other existing subsurface improvements.

Mr. Michael P. O'Connell
Stoel Rives LLP
April 21, 1997
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SCHEDULE

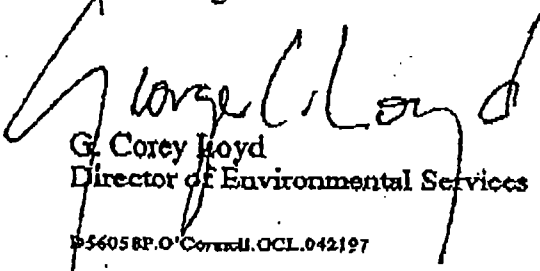
Prior to beginning work on this project, DOWL will need to enter into a Professional Services Agreement with you for the services outlined above. The Agreement is a condition of our environmental liability insurance which will provide coverage for DOWL's work on the project once an Agreement between the two parties is executed. A copy of our standard Agreement is available upon request. DOWL will need written right of entry from the current owner of the property in order to access the site.

We will be able to start the site investigation work immediately upon receiving notice-to-proceed and entering into a Professional Services Agreement.

Should significant findings develop during the performance of the work which require additional investigation that would prevent issuing a final report within the agreed upon schedule, we will contact you prior to that date and determine an appropriate change to the date of delivery of the final report with you.

We appreciate the opportunity to propose these services to you. If you have questions concerning the information provided, please call me at our office.

Sincerely,
DOWL Engineers



G. Corey Lloyd
Director of Environmental Services

054058P.O'Connell.GCL.042197

PAST

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